

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
St Anne's Episcopal Church		
2. Senate Sponsor	3. House Sponsor	
Hester	Wu	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$76,300	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of St. Anne's Episcopal Church Rental Renovation Project including installing a sprinkler system and addressing asbestos containment and mold		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Christine Mathews		301-606-5725
10. Description and Purpose of Organization (Limit length to visible area)		
<p>St. Annes Episcopal Church is a faith based community in Damascus, MD. Since its founding, St. Annes has had a very long, public, and nonsectarian commitment to addressing social service needs in northeast Montgomery County. Among other work, the congregation founded the now independent nonprofit Damascus Help in the 1970s, initiated the affordable senior housing project now known as Cain Commons in the 2010s, and launched a food pantry during the pandemic in the early 2020s. This commitment continues to the present day with a secular daycare/preschool which is in the process of launching and a partnership with the Upcounty Hub in Germantown, MD which hopes to open an onsite food distribution center for the Damascus community.</p>		

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
3/22/2024	1/31/2025	7/7/2025	TBD
15. Total Private Funds and Pledges Raised	16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete	
0.00	20	80/weekday + 200/week	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
St. Anne's Episcopal Church 25100 Ridge Rd. Damascus, MD 20872		Naturally Integrated Learning Experiences 25100 Ridge Rd Damascus, MD 20872	
20. Legislative District in Which Project is Located	9A - Howard and Montgomery Counties		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Mark Trumbore, Senior Warden	Has An Appraisal Been Done?	Yes/No
Phone:	301-253-2130		No
Address:		If Yes, List Appraisal Dates and Value	
25100 Ridge Road Damascus, MD 20878			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
2	14	31000.00	37000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			Yes
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
Naturally Integrated Learning Experiences	66 months	100%	2800
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	1000		
Space to be Renovated GSF	2800		
New GSF	3800		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

1962 and 2003

28. Comments

#11 Description of Project - This will be the primary use of both of the spaces that will be renovated.

#12 Estimated Capital Costs - Estimate for installation of sprinklers system (\$58,300) included design, construction and equipment. Additional \$18,000 for mold and asbestos remediation was an estimate covering all design, construction and equipment.

#16 The daycare is currently able to enroll 20 students. This number does not include employees.

#17 The daycare estimates that it will be able to enroll 80 students after completion of the project modifications (60 more students than their present capacity and again not including employees), and we estimate that the food pantry will be able to serve 200 people per week.

#24 The church currently employees 2 people, and the projected employment of the daycare center is 12 people (for 14 total on the project site). The food pantry will use volunteer labor. The current operating budget for the 2,800SF in question is \$31,000, which includes maintenance, cleaning, insurance, mortgage, and utilities. We estimate the increased operating costs for this space to be \$37,000 after project completion and when the space is fully leased.

#25-D Ownership of Property - currently we have 1,000SF under lease. Proposed modifications to an additional 2,800SF will produce additional rental income of \$8,750.00 per month. This income will more than cover the increased annual operating budget noted in #24 (the \$37,000, which is \$3,100 per month).